



Brown & Brand



The Crescent
Hadleigh, SS7 2HF

- Extremely Well Presented Three Bedroom Semi Detached Bungalow
- Spacious Entrance Hallway
- Three Good Size Bedrooms
- Detached Garage/Workshop with Ample Parking

Guide Price £425,000 to £450,000





Property Description

Guide Price. £425,000 - £450,000

This extremely well-presented and spacious semi-detached bungalow offers generous and versatile accommodation throughout. Boasting three large bedrooms, excellent reception areas, and a range of quality features, this home provides comfort and practicality in equal measure.

Situated within walking distance of Hadleigh town centre, the property includes a spacious lounge/diner, kitchen/breakfast room, utility room, shower room, additional cloakroom, and ample storage. Externally, it benefits from a garage, off-street parking, and a private garden area-ideal for entertaining or relaxing.

This is a rare opportunity to acquire a substantial bungalow in such a convenient and desirable location. An internal inspection is essential to fully appreciate everything this excellent home has to offer.





APPROACHED VIA

Composite entrance door inset with decorative leadlight glass panel.

SPACIOUS ENTRANCE HALLWAY

Welcoming spacious entrance hallway with wood effect flooring inset with a coir mat. Double glazed opaque window to the side. Smooth ceiling with pendant lighting. Loft access. Two large storage cupboards, one with shelving. Ceiling dehumidifier. Doors giving access through to.



LOUNGE/DINING AREA

24' 6" x 14' (7.47m x 4.27m) Bright and spacious lounge/dining room offers an excellent space with dining area to the rear with double glazed French doors and double-glazed side panels opening out to rear garden. Carpet. Smooth plastered ceiling with coving and pendant lighting. Wall lights. Radiator.

KITCHEN/BREAKFAST ROOM

11' 5" x 8' (3.48m x 2.44m) Well fitted kitchen offering a range of modern high gloss units to base and eye level with granite effect worktops over inset with one and half sink and drainer. Five ring Bosch electric hob with contemporary style extractor over. Smeg electric double oven. A lovely glass display cabinet with an added touch of under cupboard strip lighting. Tiled splashbacks. Radiator. Additional cupboards with matching worktops over creating a seated breakfast bar area. Wood effect cushion flooring. Double glazed window to rear. Door giving access through to:



UTILITY ROOM

11' x 6' 7" (3.35m x 2.01m) A separate utility area providing white high gloss units to base and eye level with a larder style cupboard housing combination boiler. Space for large fridge/freezer, space and plumbing for washing machine/dishwasher. Radiator. Smooth plastered ceiling. Double glazed window to side and double-glazed door to the rear providing access to rear garden.





BEDROOM ONE

13' 2" x 0' 0" (4.01m x 0m) Excellent size main bedroom with double glazed large leadlight bay window to front. Radiator. Carpet. Smooth plastered ceiling with pendant light.

BEDROOM TWO

10' 3" x 10' 4" (3.12m x 3.15m) Another good sized double bedroom with double glazed window to side. Carpet. Smooth plastered ceiling with pendant lighting. Radiator.

BEDROOM THREE

10' 3" x 8' 5" (3.12m x 2.57m) Double glazed leadlight window to the front. Carpet. Smooth plastered ceiling with pendant lighting. Radiator.



SHOWER ROOM

Three-piece suite comprising of large shower cubicle with glass screen and shower attachment over. Fully tiled walls to shower surround. Wash hand basin inset to vanity unit with mixer taps over. Low level w.c Ladder style radiator. Tiled flooring. Smooth plastered ceiling. Opaque double-glazed window to side.



SEPARATE W.C

Two-piece suite comprising of low-level w.c and wall mounted wash hand basin with mixer tap over. Tiled flooring. Radiator. Smooth plastered ceiling. Double glazed window to side.





EXTERNALLY

REAR GARDEN

Property benefits from an easily maintained rear garden (approx. 60ft) mainly laid to lawn with paved pathway to immediate fore and leading down to the rear of the garden. Raised flower bed. Insulated garden shed. Raised decking creating a great seating area for entertaining. Outside tap. Privacy fencing with gated side access and door giving access to detached garage.



GARAGE

15' 9" x 8' 2" (4.8m x 2.49m) Up and over door. Power and lighting. Rear door access.

FRONT GARDEN

Paved area to front and driveway providing ample parking for two/three vehicles.



GROUND FLOOR



Energy performance certificate (EPC)

26 The Crescent
BENFLEET
SS7 2HF

Energy rating

D

Valid until:

15 May 2035

Certificate number:

6635-8225-0500-0146-0292

Property type

Semi-detached bungalow

Total floor area

97 square metres

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-rate-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-rate-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

Property's energy rating is D. It has the potential to be C.

Energy rating

Current

Potential

A

B

C

D

E

F

G

91

80

68

54

38

13

0

87 D

77 C

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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